

Pertaining to the Amendments of the Prince Frederick Zoning Ordinance  
 (Prince Frederick Zoning Ordinance, Chapter III. Site Design; Section F.4.b.ii. Parking  
 Space and Loading Requirements)  
**RE: To permit garages to be counted as parking spaces for attached dwellings in  
 Prince Frederick Town Center**  
 (Text Amendment Case No.17-08)

**WHEREAS**, Title 4 of the *Land Use Article* of the Maryland Annotated Code, as amended, empowers the Board of County Commissioners of Calvert County, Maryland (the “Board of County Commissioners”) to enact a Zoning Ordinance to promote the health, safety and welfare of the citizens of Calvert County, and to provide for its administration, enforcement and amendment;

**WHEREAS**, by Resolution 8-92, the Board of County Commissioners of Calvert County, Maryland has heretofore adopted the Prince Frederick Zoning Ordinance;

**WHEREAS**, after study and evaluation, the Calvert County Department of Planning & Zoning recommended to the Planning Commission and the Board of County Commissioners text amendments to the Prince Frederick Zoning Ordinance (“PFZO”), Chapter III. Site Design; Section F.4.b.ii. Parking Space and Loading Requirements;

**WHEREAS**, after due notice was published, the Board of County Commissioners and the Planning Commission of Calvert County, Maryland (hereinafter, the “Planning Commission”) conducted a joint public hearing on May 15, 2018, at which time the proposed amendments were discussed, staff’s recommendations were considered, and public comment was solicited;

**WHEREAS**, at the conclusion of said public hearing the Planning Commission voted to recommend adoption of the amendments and conveyed its recommendation to the Board of County Commissioners by resolution; and

**WHEREAS**, after considering the staff report, testimony presented at the public hearing regarding the proposed text amendments, and the recommendation of the Planning Commission, and in furtherance of the public health, safety and welfare, the Board of County Commissioners of Calvert County, Maryland determined it is in the best interest of the citizens of the County to enact the text amendments to the Prince Frederick Zoning Ordinance as set forth in Exhibit A, attached hereto and made a part hereof.

**NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Calvert County, Maryland, Chapter III. Site Design; Section F.4.b.ii. Parking Space and Loading Requirements, of the PFZO **BE**, and hereby **IS**, amended by adopting the text amendments as shown in attached Exhibit A hereto and made a part hereof (Exhibit B depicts the amendments as they will actually appear in the Zoning Ordinance).

**BE IT FURTHER ORDAINED** by the Board of County Commissioners of Calvert County, Maryland that, in the event any portion of this Ordinance or the Prince Frederick Zoning Ordinance, are found to be unconstitutional, illegal, null or void, it is the intent of the

Board of County Commissioners to sever only the invalid portion or provision, and that the remainder of the Ordinance shall be enforceable and valid.

BE IT FURTHER ORDAINED by the Board of County Commissioners of Calvert County, Maryland that the foregoing recitals are adopted as if fully rewritten herein.

BE IT FURTHER ORDAINED by the Board of County Commissioners of Calvert County, Maryland that this amendatory Ordinance shall be effective upon recordation and without publication of a fair summary, but not sooner than ten (10) days following adoption.

DONE, this 15<sup>th</sup> day of May 2018 by the Board of County Commissioners of Calvert County, Maryland.

Aye: 4  
Nay: 1 - Nutter  
Absent/Abstain: 0

ATTEST:

BOARD OF COUNTY COMMISSIONERS OF CALVERT COUNTY, MARYLAND

*Maureen L. Frederick*  
Maureen L. Frederick, Clerk

*Evan K. Slaughenhoupt*  
Evan K. Slaughenhoupt, President

Approved for form and legal sufficiency by:

*Tom Hejl Jr.*  
Tom Hejl Jr., Vice-President

*Mike Hart*  
Mike Hart

*John B. Norris, III*  
John B. Norris, III, County Attorney

*Pat Nutter*  
Pat Nutter

Received for Record June 6, 2018  
at 9:03 o'clock A.M. Same day  
recorded in Liber KPS No. 54  
Folio 331 COUNTY COMMISSIONERS  
ORDINANCES AND RESOLUTION.

*Steven R. Weems*  
Steven R. Weems

*Garry P. Smith*

F. PARKING LOT LAYOUT AND DESIGN

4. Parking Space and Loading Requirements

a. Non-Residential Parking Space and Loading Requirements

(10/28/03) The parking and loading requirements in Section 6-3 of the Calvert County Zoning Ordinance shall be met.

b. Residential Parking Space and Vehicular Storage Requirements

i. Each one-bedroom unit requires a minimum of one parking space. Two parking spaces are required for units with two or more bedrooms.

(07/03/01)  
(05/18/14)  
(05/01/06) Exception: for age-restricted multifamily housing the parking requirements in Section 5-1.12 of the Calvert County Zoning Ordinance shall be met.

ii. An additional 15% of the total number of spaces provided for residents within a building cluster shall be provided for guests and overflow parking. Individual garages will not be counted as parking spaces **for single-family detached dwellings. Garages will be counted as parking spaces for attached dwellings.**

iii. A storage area for boats, recreational vehicles, trailers of all kinds, unlicensed vehicles and inoperative vehicles shall be provided. The area shall be a minimum of 200 square feet for every 5 units and shall be screened from the road and adjoining properties in accordance with the provisions for high screening listed in Chapter III, Section G.

Exception. If covenants prohibit these types of vehicles, this requirement may be waived.

5. Landscaping within parking lots

Landscaping within parking lots is required for all parking lots having more than 25 spaces. The equivalent of one full sized parking space for every 12 spaces (or portion thereof) in excess of 25 spaces shall be landscaped with trees. Planting which is required for screening along the perimeter of a parking lot shall not be considered as part of the interior landscaping requirements.

Parking islands and ends of parking rows are to be landscaped with ground cover and at least one shade tree per island. A variety of shrubs and flowers are recommended in addition to the above.

F. PARKING LOT LAYOUT AND DESIGN

PK00054PG334

4. Parking Space and Loading Requirements

a. Non-Residential Parking Space and Loading Requirements

(10/28/03) The parking and loading requirements in Section 6-3 of the Calvert County Zoning Ordinance shall be met.

b. Residential Parking Space and Vehicular Storage Requirements

i. Each one-bedroom unit requires a minimum of one parking space. Two parking spaces are required for units with two or more bedrooms.

(07/03/01)  
(05/18/14)  
(05/01/06) Exception: for age-restricted multifamily housing the parking requirements in Section 5-1.12 of the Calvert County Zoning Ordinance shall be met.

ii. An additional 15% of the total number of spaces provided for residents within a building cluster shall be provided for guests and overflow parking. Individual garages will not be counted as parking spaces for single-family detached dwellings. Garaged will be counted as parking spaces for attached dwellings.

iii. A storage area for boats, recreational vehicles, trailers of all kinds, unlicensed vehicles and inoperative vehicles shall be provided. The area shall be a minimum of 200 square feet for every 5 units and shall be screened from the road and adjoining properties in accordance with the provisions for high screening listed in Chapter III, Section G.

Exception. If covenants prohibit these types of vehicles, this requirement may be waived.

5. Landscaping within parking lots

Landscaping within parking lots is required for all parking lots having more than 25 spaces. The equivalent of one full sized parking space for every 12 spaces (or portion thereof) in excess of 25 spaces shall be landscaped with trees. Planting which is required for screening along the perimeter of a parking lot shall not be considered as part of the interior landscaping requirements.

Parking islands and ends of parking rows are to be landscaped with ground cover and at least one shade tree per island. A variety of shrubs and flowers are recommended in addition to the above.